

Fill in this information to identify the case:

Debtor 1 Todd A. Trice &amp; Melissa Trice \_\_\_\_\_

Debtor 2  
(Spouse, if filing) \_\_\_\_\_

United States Bankruptcy Court for the: Eastern District of Pennsylvania

Case number 1710756

**Official Form 410S1****Notice of Mortgage Payment Change**

12/15

If the debtor's plan provides for payment of postpetition contractual installments on your claim secured by a security interest in the debtor's principal residence, you must use this form to give notice of any changes in the installment payment amount. File this form as a supplement to your proof of claim at least 21 days before the new payment amount is due. See Bankruptcy Rule 3002.1.

**Name of creditor:**

HSBC Bank USA, National Association as Trustee for Nomura Home Equity Loan, Inc., Asset Backed Certificates, Series 2006-AF1

**Court claim no. (if known):** 6 \_\_\_\_\_

**Last 4 digits** of any number you use to identify the debtor's account:

6 5 0 4

**Date of payment change:**

Must be at least 21 days after date of this notice

01/01/2022

**New total payment:**

Principal, interest, and escrow, if any \$ 2421.48

**Part 1: Escrow Account Payment Adjustment****1. Will there be a change in the debtor's escrow account payment?**

- No  
 Yes. Attach a copy of the escrow account statement prepared in a form consistent with applicable nonbankruptcy law. Describe the basis for the change. If a statement is not attached, explain why:

Current escrow payment: \$ 532.40

New escrow payment: \$ 574.83

**Part 2: Mortgage Payment Adjustment****2. Will the debtor's principal and interest payment change based on an adjustment to the interest rate on the debtor's variable-rate account?**

- No  
 Yes. Attach a copy of the rate change notice prepared in a form consistent with applicable nonbankruptcy law. If a notice is not attached, explain why:

Current interest rate: \_\_\_\_\_ %

New interest rate: \_\_\_\_\_ %

Current principal and interest payment: \$ \_\_\_\_\_

New principal and interest payment: \$ \_\_\_\_\_

**Part 3: Other Payment Change****3. Will there be a change in the debtor's mortgage payment for a reason not listed above?**

- No  
 Yes. Attach a copy of any documents describing the basis for the change, such as a repayment plan or loan modification agreement.  
*(Court approval may be required before the payment change can take effect.)*

Reason for change:

Current mortgage payment: \$ \_\_\_\_\_

New mortgage payment: \$ \_\_\_\_\_

**Part 4: Sign Here**

The person completing this Notice must sign it. Sign and print your name and your title, if any, and state your address and telephone number.

*Check the appropriate box.*

- I am the creditor.  
 I am the creditor's authorized agent.

**I declare under penalty of perjury that the information provided in this claim is true and correct to the best of my knowledge, information, and reasonable belief.**

**X** /s/Tavon Taylor  
Signature

Date 11/26/2021

Print: TAYLOR,TAVON  
First Name Middle Name Last Name

VP Loan Documentation  
Title

Company Wells Fargo Bank, N.A.

Address MAC N9286-01Y  
Number Street  
P.O. Box 1629  
Address 2  
Minneapolis MN 55440-9790  
City State ZIP Code

Contact phone 800-274-7025

NoticeOfPaymentChangeInquiries@wellsfargo.com  
Email

UNITED STATES BANKRUPTCY COURT

Eastern District of Pennsylvania

Chapter 13 No. 1710756  
Judge: Magdeline D. Coleman

In re:

Todd A. Trice & Melissa Trice

Debtor(s).

**CERTIFICATE OF SERVICE**

I hereby certify that this Notice, including all attachments, is being served on or before November 29, 2021 via filing with the US Bankruptcy Court's CM ECF system or by mailing or providing a copy of this document to a vendor for mailing: By U.S. Postal Service First Class Main Postage Prepaid or FedEx.

Debtor: By U.S. Postal Service First Class Mail Postage Prepaid or FedEx

Todd A. Trice & Melissa Trice  
351 Eagle Road

Newtown PA 18940

By U.S. Postal Service First Class Mail Postage Prepaid or FedEx

N/A

Debtor's Attorney: By Court's CM/ECF system registered email address

HOWARD GERSHMAN  
Gershman Law Offices, PC  
610 York Road Suite 200

Jenkintown PA 19422

By Court's CM/ECF system registered email address

N/A

Trustee: By Court's CM/ECF system registered email address

KENNETH E. WEST  
Office of the Chapter 13 Standing Trustee  
1234 Market Street - Suite 1813

Philadelphia PA 19107

/s/Tavon Taylor

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VP Loan Documentation  
Wells Fargo Bank, N.A.

HOME  
MORTGAGEReturn Mail Operations  
PO Box 14547  
Des Moines, IA 50306-4547

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MELISSA W TRICE  
351 EAGLE RD  
NEWTOWN PA 18940-1201

**What you need to know about your escrow account**

You may still be recovering from the impact of COVID-19. We understand that you've been focused on what matters most — your health and the health and safety of the people you care for — so we're providing some information about your escrow account.

You may still be on payment suspension. Your payment may change during this time because of this escrow analysis. Rest assured that at the end of your payment suspension, we will work with you on next steps, including ways to pay an escrow shortage.

**We'll continue to analyze your account**

Throughout this payment suspension period, we'll continue to analyze your account and pay your tax bills, insurance bills, or both. The enclosed statement provides a complete summary of your most recent escrow activity and explains any changes that have occurred with your escrow bills as we look to the upcoming year.

**We're here to help**

We know that this has been a difficult time. If you have questions, please call us at the number listed on the enclosed escrow review statement.



HOME  
MORTGAGEReturn Mail Operations  
PO Box 14547  
Des Moines, IA 50306-4547

## Escrow Review Statement

For informational purposes only

Statement Date:

Loan number:

Property address:

349 EAGLE RD  
NEWTOWN PA 18940-1201

November 9, 2021

MELISSA W TRICE  
351 EAGLE RD  
NEWTOWN PA 18940-1201

## Customer Service

Online  
[wellsfargo.com](http://wellsfargo.com)Telephone  
1-800-340-0473Correspondence  
PO Box 10335  
Des Moines, IA 50306Hours of operation  
Mon - Fri 7 a.m. - 7 p.m. CTTo learn more, go to:  
[wellsfargo.com/escrow](http://wellsfargo.com/escrow)

We accept telecommunications relay service calls

**PLEASE NOTE:** If you are presently seeking relief (or have previously been granted relief) under the United States Bankruptcy Code, this statement is being sent to you for informational purposes only. The summaries below are based on the terms of the loan and are provided for informational purposes only.

These amounts are governed by the terms of the loan unless otherwise reduced by an order of the bankruptcy court. Because the amounts billed for the escrow items can change over time, we review the escrow account at least once per year to ensure there will be enough money to make these payments. Once the review is complete, we send the escrow review statement, also known as the escrow account disclosure statement.

Here's what we found:

- **Required Minimum Balance:** The escrow account balance is projected to fall below the required minimum balance. This means there is a **shortage**.
- **Payments:** As of the **January 1, 2022** payment, the contractual portion of the escrow payment **increases**.

## Part 1 - Mortgage payment

## Option 1

## Pay the shortage amount over 12 months

	Previous payment through 12/01/2021 payment date	New payment beginning with the 01/01/2022 payment
Principal and/or interest	\$1,846.65	\$1,846.65
Escrow payment	\$532.40	\$574.83
Total payment amount	\$2,379.05	\$2,421.48

## Option 2

## Pay the shortage amount of \$479.21

	Previous payment through 12/01/2021 payment date	New payment beginning with the 01/01/2022 payment
Principal and/or interest	\$1,846.65	\$1,846.65
Escrow payment	\$532.40	\$534.90
Total payment amount	\$2,379.05	\$2,381.55

## Option 1: No action required

Starting **January 1, 2022** the new contractual payment amount will be **\$2,421.48**

## Option 2: Pay shortage in full

Starting **January 1, 2022** the new contractual payment amount will be **\$2,381.55**

See Page 2 for additional details.



MELISSA W TRICE

Wells Fargo Home Mortgage  
PO Box 77001  
Minneapolis, MN 55480-7701

**Note:** If you are presently seeking relief (or have previously been granted relief) under the United States Bankruptcy Code, this coupon is being provided for informational purposes only. If your Chapter 13 plan calls for your Chapter 13 Trustee to make the on-going post-petition mortgage payments, please contact your attorney or the Trustee's office before directly sending any amounts relating to this escrow shortage

If you choose to pay the shortage in full as referenced in Option 2, detach this coupon and mail it along with a check for **\$479.21** to the address that appears on this coupon.

This payment must be received no later than **January 1, 2022**.

When a check is provided as payment, you authorize us either to use information from the check to make a one-time electronic fund transfer from the account on which the check is drawn or to process the payment as a check transaction. When we use information from the check to make an electronic fund transfer, funds may be withdrawn from the account as soon as the same day we receive the payment, and you will not receive the check back from the financial institution.

## Part 2 - Payment calculations

For the past review period, the amount of the escrow items was \$6,418.82. For the coming year, we expect the amount paid from escrow to be \$6,418.82.

### How was the escrow payment calculated?

To determine the escrow payment, we add the projected escrow items to be paid over the next 12 months. We base these projected amounts on any escrow items that may have been paid in the past and any future anticipated payments to be made. We then divide the amounts by 12 payments to determine the escrow amount.

The chart below includes any actual escrow disbursements as well as any shortage that may have been identified for the past three analysis periods up through the date of the analysis.

### Escrow comparison

	01/19 - 12/19 (Actual)	01/20 - 12/20 (Actual)	01/21 - 11/21 (Actual)	01/22 - 12/22 (Projected)	# of months	New monthly escrow amount
<b>Property taxes</b>	\$4,138.37	\$4,269.39	\$4,444.82	\$4,444.82	÷ 12 =	\$370.40
<b>Property insurance</b>	\$1,768.00	\$1,830.00	\$1,974.00	\$1,974.00	÷ 12 =	\$164.50
<b>Total taxes and insurance</b>	\$5,906.37	\$6,099.39	\$6,418.82	\$6,418.82	÷ 12 =	<b>\$534.90</b>
<b>Escrow shortage</b>	\$205.79	\$107.71	\$289.48	<b>\$479.21</b>	÷ 12 =	\$39.93**
<b>Total escrow</b>	\$6,112.16	\$6,207.10	\$6,708.30	\$6,898.03	÷ 12 =	\$574.83

\*\*This amount is added to the payment if Option 1 on page 1 is selected.

### Projected escrow account activity over the next 12 months

To determine if there will be a shortage or overage in the account, we calculate whether the amount of the lowest projected escrow balance will be greater or less than the required minimum balance. This is determined by subtracting the required minimum balance from the lowest projected balance. If the outcome is positive, there is an overage. If it is negative, there is a shortage. The calculation is below:

Lowest projected escrow balance August, 2022	<b>\$590.59</b>	(Calculated in Part 3 - Escrow account projections table)
Minimum balance for the escrow account <sup>†</sup>	<b>\$1,069.80</b>	(Calculated as: \$534.90 X 2 months)
<b>Escrow shortage</b>	<b>-\$479.21</b>	

<sup>†</sup>The minimum balance includes a cash reserve to help cover any increase in taxes and/or insurance. To calculate the cash reserve for the escrow account, we add the yearly escrow payments, and divide by 12. We take this amount and multiply it by 2 as allowed by state laws and/or the mortgage contract to determine the cash reserve.

## Part 3 - Escrow account projections

Escrow account projections from January, 2022 to December, 2022

Date	Payments to escrow	What we expect to pay out	Description	Projected escrow balance	Balance required in the account
Dec 2021			Starting balance	\$2,730.21	\$3,209.42
Jan 2022	\$534.90	\$0.00		\$3,265.11	\$3,744.32
Feb 2022	\$534.90	\$0.00		\$3,800.01	\$4,279.22
Mar 2022	\$534.90	\$1,974.00	FOREMOST INS CO	\$2,360.91	\$2,840.12
Apr 2022	\$534.90	\$904.71	NEWTOWN TOWNSHIP	\$1,991.10	\$2,470.31
May 2022	\$534.90	\$0.00		\$2,526.00	\$3,005.21
Jun 2022	\$534.90	\$0.00		\$3,060.90	\$3,540.11
Jul 2022	\$534.90	\$0.00		\$3,595.80	\$4,075.01
Aug 2022	\$534.90	\$3,540.11	COUNCIL ROCK SD	\$590.59	\$1,069.80
Sep 2022	\$534.90	\$0.00		\$1,125.49	\$1,604.70
Oct 2022	\$534.90	\$0.00		\$1,660.39	\$2,139.60
Nov 2022	\$534.90	\$0.00		\$2,195.29	\$2,674.50
Dec 2022	\$534.90	\$0.00		\$2,730.19	\$3,209.40
Totals	\$6,418.80	\$6,418.82			

## Part 4 - Escrow account history

Escrow account activity from January, 2021 to December, 2021

Date	Deposits to escrow			Payments from escrow			Description	Escrow balance		
	Actual	Projected	Difference	Actual	Projected	Difference		Actual	Projected	Difference
Jan 2021				Starting Balance				\$1,757.87	\$3,049.71	-\$1,291.84
Jan 2021	\$501.18	\$508.28	-\$7.10	\$0.00	\$0.00	\$0.00		\$2,259.05	\$3,557.99	-\$1,298.94
Feb 2021	\$501.18	\$508.28	-\$7.10	\$0.00	\$0.00	\$0.00		\$2,760.23	\$4,066.27	-\$1,306.04
Mar 2021	\$532.40	\$508.28	\$24.12	\$1,974.00	\$1,830.00	\$144.00	FOREMOST INS CO	\$1,318.63	\$2,744.55	-\$1,425.92
Apr 2021	\$1,064.80	\$508.28	\$556.52	\$904.71	\$798.35	\$106.36	NEWTOWN TOWNSHIP	\$1,478.72	\$2,454.48	-\$975.76
May 2021	\$0.00	\$508.28	-\$508.28	\$0.00	\$0.00	\$0.00		\$1,478.72	\$2,962.76	-\$1,484.04
Jun 2021	\$1,064.80	\$508.28	\$556.52	\$0.00	\$0.00	\$0.00		\$2,543.52	\$3,471.04	-\$927.52
Jul 2021	\$0.00	\$508.28	-\$508.28	\$0.00	\$0.00	\$0.00		\$2,543.52	\$3,979.32	-\$1,435.80
Aug 2021	\$1,064.80	\$508.28	\$556.52	\$3,540.11	\$3,471.04	\$69.07	COUNCIL ROCK SD	\$68.21	\$1,016.56	-\$948.35
Sep 2021	\$0.00	\$508.28	-\$508.28	\$0.00	\$0.00	\$0.00		\$68.21	\$1,524.84	-\$1,456.63
Oct 2021	\$1,064.80	\$508.28	\$556.52	\$0.00	\$0.00	\$0.00		\$1,133.01	\$2,033.12	-\$900.11
Nov 2021	\$1,064.80	\$508.28	\$556.52	\$0.00	\$0.00	\$0.00		\$2,197.81	\$2,541.40	-\$343.59
Dec 2021 (estimate)	\$532.40	\$508.28	\$24.12	\$0.00	\$0.00	\$0.00		\$2,730.21	\$3,049.68	-\$319.47
Totals	\$7,391.16	\$6,099.36	\$1,291.80	\$6,418.82	\$6,099.39	\$319.43				



